

Highlights of NASA Ames Research Center's Draft Request for Proposal (DRFP)
for Construction of a Collaborative Support Facility, Building N232
Leed Platinum

This Draft Request for Proposal (DRFP) NNA09273580J is being issued as an acquisition planning tool and as a means of soliciting industry comments for use in developing a future formal solicitation. Interested Parties are encouraged to furnish comments on all aspects of the DRFP including the preliminary design plans, proposal instructions, and evaluation. The DRFP is not a solicitation and NASA is not requesting proposals.

All comments on the draft must be submitted electronically via email with subject header being "NNA09273580J" to the Acquisition Division by March 3, 2009 for consideration. All questions, together with the Government's responses, will be available at a later date. Please address any comments or questions to the following:

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This DRFP is intended to result in the award of a single award Firm-Fixed-Price contract. The Government does not intend to acquire a commercial item using FAR Part 12.

This procurement is part of the Small Business Competitiveness Demonstration Program and is advertised under **full and open competition**. The NAICS Code and Size Standard is 236220 – Commercial and Institutional Building Construction with a size standard of \$33,500,000.

SPECIFIC FEATURES OF THIS DRAFT RFP

- 1. This acquisition is for the construction of a new facility to be located on the existing Bush Circle at Moffett Field, California. The facility and the on-site work shall be constructed as sustainable entities. THE FACILITY IS DESIGNED TO ACHIEVE LEED-NC V2.2 PLATINUM CERTIFICATION.**
2. The DRFP is issued with preliminary design plans. The Final Request for Proposal (RFP) will be issued with preliminary plans and specifications. The RFP will be amended to incorporate the final design documents. The preliminary drawings are included with this DRFP to convey the overall scale of the project. The offerors are cautioned the drawings will change prior to their final release.

3. Selection of an offer will be based on three (3) factors – Mission Suitability, Past Performance, and Price. **THE GOVERNMENT STRONGLY ENCOURAGES OFFERORS TO SUBMIT PROPOSALS FOR THE MISSION SUITABILITY AND PAST PERFORMANCE FACTORS BY THE DATE SPECIFIED IN THE FINAL RFP.** Currently, this early submission date is anticipated as April 3, 2009. Revisions to this submittal may be provided up to the due date and time for price proposals.

4. Based on Paragraphs 1 through 3 above, the **planned dates to remember** are as follows:

Questions/Comments regarding the DRFP due	03/03/09
Issue Final RFP with Preliminary Design	03/12/09
Issue Amendment to Final RFP with Final Design	04/02/09
Early Submission of Mission Suitability and Past Performance Offers	04/03/09
Due Date for Receipt of Proposals	04/23/09
Contract Award	07/22/09

5. SECTION B – SUPPLIES OR SERVICES AND PRICE/COSTS:

Offers will be Firm-Fixed-Prices for one (1) base item and three (3) options – Building Integrated Photovoltaic Panels on the North Side of the North Wing; Lightshelves; and a Recirculating Fountain. The options will be available to the Government for 180 calendar days after award of the contract.

6. SECTION C – DESCRIPTION/SPECIFICATION/STATEMENT OF WORK

Specifications are currently be drafted and are unavailable at this time. The plans and specification applicable to this RFP will describes the requirements for the work to be performed under this contract at NASA Ames Research Center.

7. SECTION D – PACKAGING AND MARKING

Not used.

8. SECTION E – INSPECTION AND ACCEPTANCE

No significant features or issues in this section.

9. SECTION F -- DELIVERIES OR PERFORMANCE

(a) *Period of Performance* (see Paragraph F.2): The Government estimates the period of performance for this project to be 600 calendar days after the contractor receives the notice to proceed. If any of the options are exercised by the Government, the period of performance remains unchanged. As part of the Mission Suitability factor, offerors must provide a construction schedule for their proposed period of performance.

The proposed period of performance will become part of the contract. (See Paragraph F.2)

(b) *Liquidated Damages* (see paragraph F.3): If the Contractor fails to complete the work within the time specified in the contract, the Contractor shall pay liquidated damages to the Government in the amount of \$700.00 for each calendar day of delay until the work is completed or accepted.

(c) *Building Information Modeling* (see Paragraph F.4). The Government has identified the construction of the Collaborative Support Facility as a pilot project for Building Information Modeling (BIM). The design of the project has been performed using Autodesk Revit Architecture and Revit Structure software and AutoCAD. BIMs have been created for architectural and structural design intent only and some elements such as details, are in 2D AutoCAD, not BIMs. Mechanical, electrical, fire protection, and plumbing disciplines are not included as BIMs and are available only as 2D AutoCAD documents. Following notice to proceed, the contractor may request a copy of the Government's architecture and structural BIMs that may be used as a starting point for the contractor's BIM. At the completion of construction, the Contractor shall submit current Revit BIMs for Building N232 that have been updated to reflect the accurate as-built conditions of the building.

10. SECTION G – CONTRACT ADMINISTRATION DATA

Government Furnished Equipment (see Paragraph G.4): The Government will furnish approximately 7,500 square feet of reclaimed oak flooring and approximately 5,000 cubic yards of Class 2 base rock to be used as shown in the plans and specification.

11. SECTION H – SPECIAL CONTRACT REQUIREMENTS

(a) *Key Personnel* clause (see Paragraph H.3). Offerors will be required to propose key personnel to be used on this project. The key personnel shall include as a minimum: Project Manager, Site Superintendent, Quality Control Manager, Commission Agent, LEED Manager, and a Safety Manager. The proposed key personnel will become a contract requirement.

(b) *Incorporation of the Contractor's Proposal* clause (see Paragraph H.7). The Contractor's Mission Suitability and Price volumes of its proposal including revision(s), submitted in response to the solicitation entitled "Collaborative Support Facility, Building N232" will be incorporated into the contract by reference.

12. SECTION I – CONTRACT CLAUSES

(a) *Personal Identity Verification of Contractor Personnel* clause (see Paragraph I.3) addresses the contractor's compliance agency personnel identity verification procedures identified in the contract that implement Homeland Security Presidential Directive-12 (HSPD-12), Office of Management and Budget (OMB) guidance M-05-24,

and Federal Information Standards Publication (FIPS PUB) Number 201. This clause applies to key personnel only.

(b) The solicitation contains FAR Clause 52.225-11, Buy American Act – Construction Materials Under Trade Agreements. (see Paragraph I.7)

(c) The solicitation contains FAR Clause 52.236-1 which requires the prime contractor to perform on the site, and with its own organization, work equivalent to at least 20 percent of the total amount of work to be performed under the contract. (see Paragraph I.9)

13. SECTION J – LIST OF ATTACHMENTS

No significant features or issues in this section.

14. SECTION K – REPRESENTATIONS, CERTIFICATIONS, AND OTHER STATEMENTS OF OFFERORS

No significant features or issues in this section.

15. SECTION L – INSTRUCTIONS, CONDITIONS, AND NOTICES TO OFFERORS

(a) FAR 52.215-1, *Instructions to Offerors-Competitive Acquisition*, ensures that offerors are aware that the Government intends to evaluate proposals and award a contract without discussions with offerors (except clarifications as described in FAR 15.306(a)). Therefore, the offeror's initial proposal should contain the offeror's best terms from a price and technical standpoint. The Government reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary. The Government seeks to maximize the quality of the offeror's initial proposal, improve the efficiency of the selection process and reduce lead-time.

(b) Offerors are advised to carefully review Paragraphs L.17, Proposal Preparation—General Instructions; L.18, Proposal Page Limitations; and L.19, Proposal Preparation—Specific Instructions.

16. SECTION M – EVALUATION FACTORS FOR AWARD

Offerors are advised to review this section carefully. The evaluation approach is outlined in Paragraph M.2, *Evaluation Approach*.

CONCLUSION

This concludes the Highlights for the Draft RFP.

